

**MINUTES OF THE  
VINEYARD TOWN COUNCIL  
WORK SESSION MEETING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
April 10, 2012**

**PRESENT –**

Mayor Randy Farnworth  
Councilmember Sean Fernandez  
Councilmember Jeff Gillespie  
Councilmember Norm Holdaway  
Councilmember Nate Riley

**ABSENT:**

**Staff Present:** Water Operator Sullivan Love, Town Engineer Don Overson, UCSO Deputy Collin Gordon, Town Clerk/Recorder Dan Wright, Deputy Recorder Debra Cullimore

**Others Present:** Ed Grampp and Stewart Park of Anderson Development.

The Vineyard Town Council held a Work Session Meeting Tuesday, April 10, 2012, beginning at 7:00 p.m. The invocation was offered by Randy Farnworth.

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**Regular Session** – The meeting was called to order at 7:05 p.m.

**MINUTES REVIEW AND APPROVAL** – No minutes were reviewed at this meeting

**PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL** - *Planning Commission Liaison Norman Holdaway*

Councilmember Holdaway had no new business to forward to the Council from the Planning Commission.

**STAFF REPORTS -**

Planner, Jim Carter – Logan Simpson Design – Mr. Carter was not present at the meeting.

Engineer, Don Overson – JUB Engineers – Mr. Overson had no items to report.

Water Operator Technician – Sullivan Love – Mr. Love reported that meters have been set for seven new residential water meters have been set this month. Mr. Love also reported on a concern which was reported to him by a new resident regarding a shack type structure on the lake shore near the Lakes at Sleepy Ridge subdivision. The Council explained that the structure is located on private property and the Town has no jurisdiction.

Mr. Love went on to report that farm equipment is parked on the roadway on 400 South at the west end of the roundabout. He noted that the farm equipment is blocking access to the area by construction vehicles.

Attorney – David Church – Mr. Church was not present at the meeting.

Utah County Sheriff's Department – Deputy Gordon reported that he has made arrangements for a Utah County Jail work crew to complete clean-up on Vineyard Road and Gammon Road. The project is expected to be scheduled and completed in the next few weeks. Improvements to access gates on the lake shore trail section will also be completed by County crews in the coming weeks.

## **BUSINESS ITEMS –**

***5.1– Discussion – 400 South Roadway. Town Engineer, Don Overson, will address issues related to the roadway design and opening of the 400 South west of Holdaway Road.***

Mayor Farnworth observed that the possible closure of the temporary 575 South roadway at the conclusion of the Geneva Road project has precipitated this discussion. He invited Mr. Overson to review engineering on the section of roadway under discussion. Mr. Overson explained that final design of the roadway will require a survey to identify the specific right-of-way. During previous discussion of this section of roadway, the Council considered building a half width roadway with curb and gutter improvements on only one side of the road to alleviate impacts to adjacent private property.

Mr. Overson explained that the existing paved area is adequate to accommodate two-way traffic. He presented cost estimates in three sections, which were updated based on current bid construction estimates. He recommended that the Council look at specific design details and cost estimates and consider removing the existing asphalt area and completing the full road width at the same time. He noted that half of the road width will be paid by the developer at the time adjacent property develops, including property owned by the LDS Church which fronts the roadway.

Councilmember Riley suggested that it may be appropriate to contact representatives of the LDS Church to determine whether they are considering developing this particular site due to growth in the area and demand on existing church facilities. Mr. Overson stated that in discussions he has had with the church, they have indicated that the site on 575 South will likely develop before the 400 South site.

The Council went on to discuss access roads in Vineyard, including the temporary 575 South access and 400 South, and whether both accesses are necessary. Purchase of the 575 South right-of-way will be discussed by the Council during the April 25, 2012 regular meeting. The property owner has been invited to attend that meeting as well. Councilmember Fernandez and Councilmember Riley will attempt to meet with the property owner prior to the meeting to negotiate details of the purchase.

## **OPEN SESSION – Citizen Comments**

Mayor Farnworth called for comments or discussion from the audience. There was no public comment.

## **COUNCILMEMBER'S REPORTS –**

**Councilmember Riley** – Councilmember Riley reported on efforts to work with contractors to keep construction sites in the Sleepy Ridge subdivision clean to avoid impact on the neighboring golf course and other area residents.

**Councilmember Holdaway** – Councilmember Holdaway had no items to report.

**Councilmember Gillespie** – Councilmember Gillespie reported that he has completed removal of the dead tree as well as the uprooted tree in the park. He inquired as to whether there are any existing on-street parking restrictions in the Sleepy Ridge subdivision due to the narrow road width. He expressed concern that there may not be adequate access for emergency vehicles or two-way traffic if vehicles are parked on both sides of the street. Mayor Farnworth suggested that the issue be addressed as further development takes place.

**Councilmember Fernandez** – Councilmember Fernandez thanked staff and the Youth Council for their work in planning the annual Easter Egg Hunt event.

#### **MAYOR'S REPORT** –

Mayor Farnworth reported that he recently attended COG and MAG meetings, noting that the UTA FrontRunner and associated quiet zones were discussed at those meetings. He reported that he also recently met with Orem officials to discuss planning for development on the east side of Geneva Road east of the RDA area. Orem has expressed an interest in planning as development occurs in that area. He observed that an inter-local agreement may be necessary for the project. Mayor Farnworth also discussed sewer and storm water infrastructure relative to the RDA area with Orem officials. Mr. Overson stated that it appears that Anderson Development has installed storm water infrastructure to include storm drains and detention basins in compliance with approved development plans.

#### **ADJOURNMENT** –

The meeting of the Town Council was adjourned and the meeting of the Vineyard Redevelopment Agency Board convened at 8:10 p.m. The next regular Town Council meeting is scheduled for April 25, 2012.

**MINUTES APPROVED ON** – April 25, 2012

**CERTIFIED CORRECT BY** \_\_\_\_\_  
**DEBRA CULLIMORE, DEPUTY RECORDER**